

## Message Text

UNCLASSIFIED

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63

ACTION FBOE-00

INFO OCT-01 ARA-10 ISO-00 A-01 /012 W

----- 104219

R 192000Z JUN 75

FM AMEMBASSY MANAGUA

TO SECSTATE WASHDC 7253

UNCLAS MANAGUA 2394

EO 11652: N/A

TAGS: ABLD, NU

SUBJECT: (A) SALE OF OB PROPERTY 01130A AND B, AND (B)

CONVERSION OF PRESENT TEN YEAR LEASE ON OB PROPERTY 03130

REF STATE 139738

1. THE EMBASSY WISHES TO REPEAT THAT IT IS ITS OPINION THAT THE SALE OF THE OLD CHANCERY SITE AT THIS TIME IS NOT CONSIDERED ADVISABLE IN VIEW OF THE FACT THAT REAL ESTATE PRICES IN THAT AREA HAVE NOT STABILIZED NOR BEEN FIRMLY ESTABLISHED PENDING GON ANNOUNCEMENT AS TO A FINAL DECISION RELATIVE TO THE LOCATION OF PUBLIC BUILDINGS AND THE ISSUANCE OF AUTHORIZATIONS FOR THE CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL EDIFICES. IF, DESPITE THIS ADVICE, HOWEVER, DEPARTMENT WISHES TO PROCEED WITH SALE OF OLD CHANCERY SITE, THE EMBASSY WILL PROCEED TO ADVERTISE THE PROPERTY FOR PUBLIC BIDDING UPON RECEIPT OF CABLED INSTRUCTIONS.

2. AS THE EMBASSY HAS REPEATEDLY STATED HAD FBO REPRESENTATIVES, WHO WERE PRESENT IN MANAGUA AT THE TIME, REQUESTED MORE THAN THE TEN YEAR LEASE TERM, NO SERIOUS OBJECTIONS WOULD HAVE BEEN ENCOUNTERED. BASED ON SUBSEQUENT DISCUSSIONS WITH THE DEPARTMENT, THE AMBASSADOR HAS REVIEWED WITH PRESIDENT SOMOZA, WHO WITH MEMBERS OF HIS FAMILY ARE THE OWNERS OF THE PROPERTY, THE POSSIBILITY OF A REASONABLE EXTENSION OF THE PRESENT LEASE. AS THE DEPARTMENT HAS BEEN INFORMED, PRESIDENT SOMOZA HAS EXPRESSED TENTATIVE WILLINGNESS TO ACCEDE TO A REASONABLE REQUEST. PRESIDENT SOMOZA HAS NOT AT THIS TIME INDICATED A WILLINGNESS TO CONVEY PROPERTY IN FEE SIMPLE OR TO ACCEDE TO A "MINIMUM OF FIFTY YEARS."

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3. IN VIEW OF THE PRESENTLY EXISTING CIRCUMSTANCES, AND IN LIGHT

OF THE FACT THAT THE LEASE HAS APPROXIMATELY EIGHT MORE YEARS TO RUN,  
WITH A TENTATIVE INDICATION OF A WILLINGNESS FOR A REASONABLE  
EXTENSION, IT WOULD PERHAPS BE MORE APPROPRIATE FOR FURTHER  
NEGOTIATIONS ALONG THESE LINES TO BE TEMPORARILY DEFERRED AND  
CARRIED ON BY THE NEW AMBASSADOR AFTER HIS ARRIVAL.

4. THIS CABLE HAS BEEN DISCUSSED WITH INSPECTOR CHASE.  
SHELTON

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NNN

## Message Attributes

**Automatic Decaptioning:** X  
**Capture Date:** 01 JAN 1994  
**Channel Indicators:** n/a  
**Current Classification:** UNCLASSIFIED  
**Concepts:** n/a  
**Control Number:** n/a  
**Copy:** SINGLE  
**Draft Date:** 19 JUN 1975  
**Decaption Date:** 01 JAN 1960  
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**Disposition Action:** n/a  
**Disposition Approved on Date:**  
**Disposition Authority:** n/a  
**Disposition Case Number:** n/a  
**Disposition Comment:**  
**Disposition Date:** 01 JAN 1960  
**Disposition Event:**  
**Disposition History:** n/a  
**Disposition Reason:**  
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**TAGS:** ABLD, NU  
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